



37 Victoria Road, Haywards Heath, West Sussex RH16 3LZ

Guide Price £475,000 - £500,000



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A large 3 bedroom semi-detached house with an extension on the ground floor and tremendous potential for further enlargement STPP, occupying a huge plot with a 120' x 39' rear garden in this established cul-de-sac on the south/eastern side of the town centre, close to St Wilfrid's Primary School and within a 5-10 mins walk of the hospital.

- Spacious 3 bedroom semi-detached house
- Enormous plot with 120' x 39' rear garden
- Within a stone's throw of St Wilfrid's Primary School
- 5-10 minute walk to Princess Royal Hospital
- Potential for an extension and/or loft conversion/garage STPP
- Private driveway parking & front garden
- Lounge with open fireplace – separate dining room
- Spacious kitchen with doors to garden
- Utility/cloakroom – Rear lobby with back door
- Re-fitted ultra modern shower room suite
- 3 bedrooms capable of accommodating double beds
- Vendors suited
- EPC rating: C – Council Tax Band: D

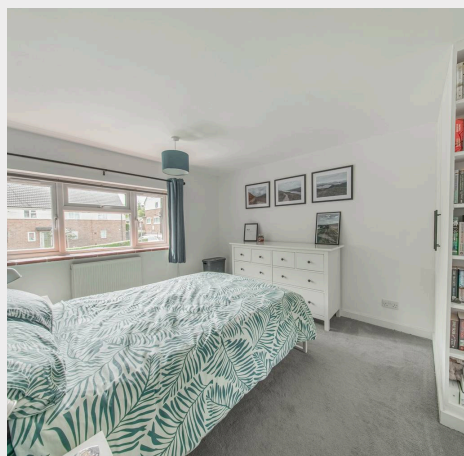


The property is located in this established residential cul-de-sac off Eastern Road which is situated on the south/eastern side of the town centre. This area is particularly popular with families and those working at the hospital due to the very close proximity of St Wilfrid's C of E Primary School and being within a third of a mile of the Princess Royal Hospital. The property is also within walking distance of the local Co-op store on Franklynn Road and the town centre. St Wilfrid's Primary School is behind the property which is also within walking distance of several other primary schools. Children from this side of town fall into the catchment area for Oathall Community College with its farm in neighbouring Lindfield. The town also has a leisure centre, numerous sports clubs, leisure groups and 6th form college. Haywards Heath railway station provides fast commuter services to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).

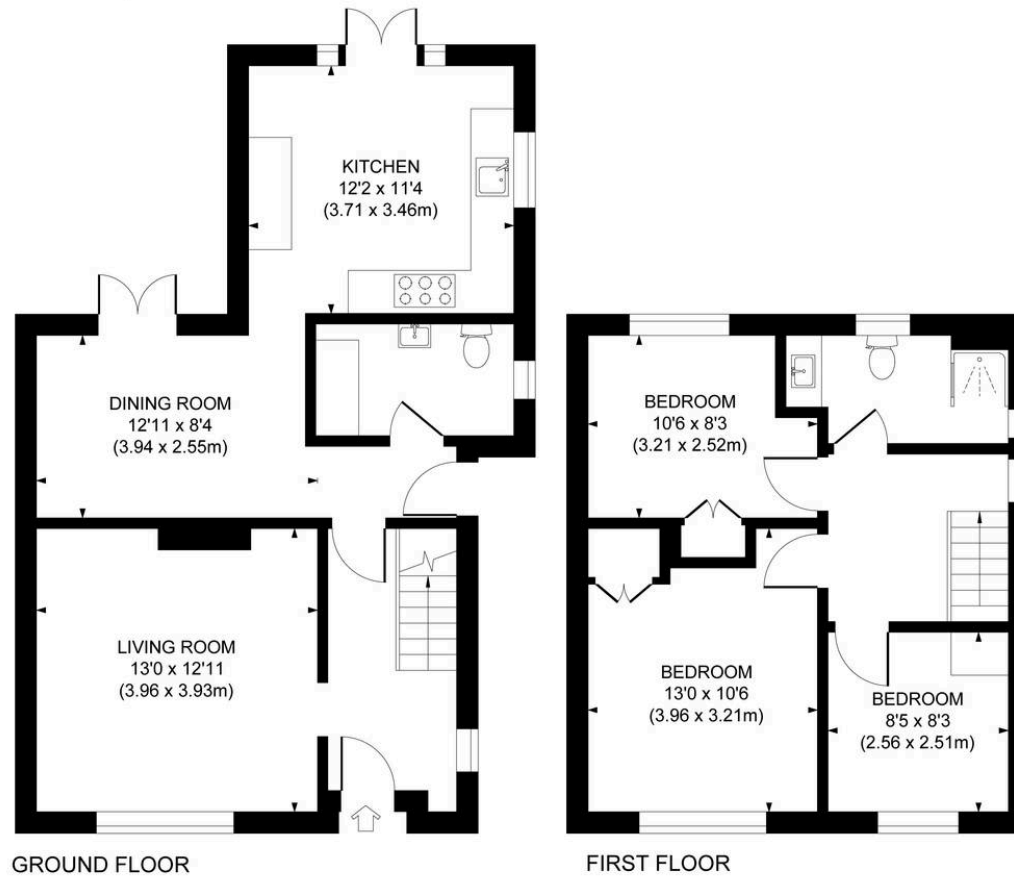
By road, access to the major surrounding areas can be swiftly gained via the B2112, the A272 and the A/M23 which lies about 6 miles to the west at Bolney.

**Distances in approximate miles:**

St Wilfrid's Primary School (2 mins away and adjoins the rear of the property) St Joseph's RC Primary School 0.7 Warden Park Primary Academy 0.8 Warden Park Secondary Academy 2.2 Oathall Community College 1.3 Princess Royal Hospital 0.3 Hayward Heath Railway station 1.4 A23 at Bolney 6 Brighton seafront 15 Gatwick Airport 15



Approximate Gross Internal Area  
1,001 sq. ft / 92.96 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

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